

2022/0932

Wooley Colliery CC

Erection of extension to cricket club

Wooley Colliery CC, Woolley Colliery Road, Darton, Barnsley, S75 5JA

Background

94/1014 - First floor extension to clubhouse and re-site fire escape – Historic

To the north and south of the site there is a current live outline planning application 2022/0619 - for the erection of up to 115 houses with all matters reserved except for access – This application is still currently under consideration.

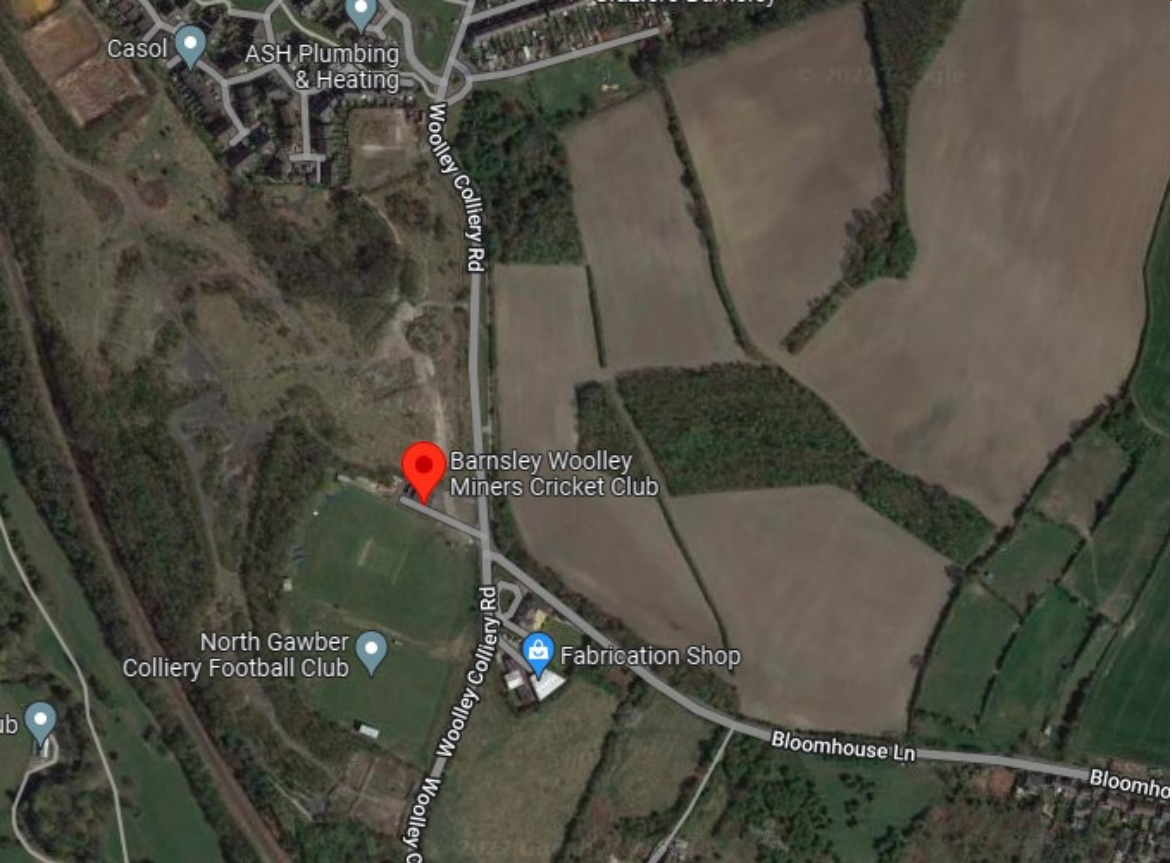
Description

Wooley Colliery Cricket ground is located to north west of Darton. The site is accessed via a gated access off Woolley Colliery Road, adjacent to Bloomhouse Road. The cricket club has parking for a number of vehicles adjacent to the access. The existing club house is a white two storey, flat roofed building.

The sports ground lies adjacent to former colliery land to the north, south and west. To the east is Bloomhouse Lane and a dwelling known as The Woolley and beyond this is an existing workshop and office building.

The site is allocated as Green Space within the Local Plan proposals maps.

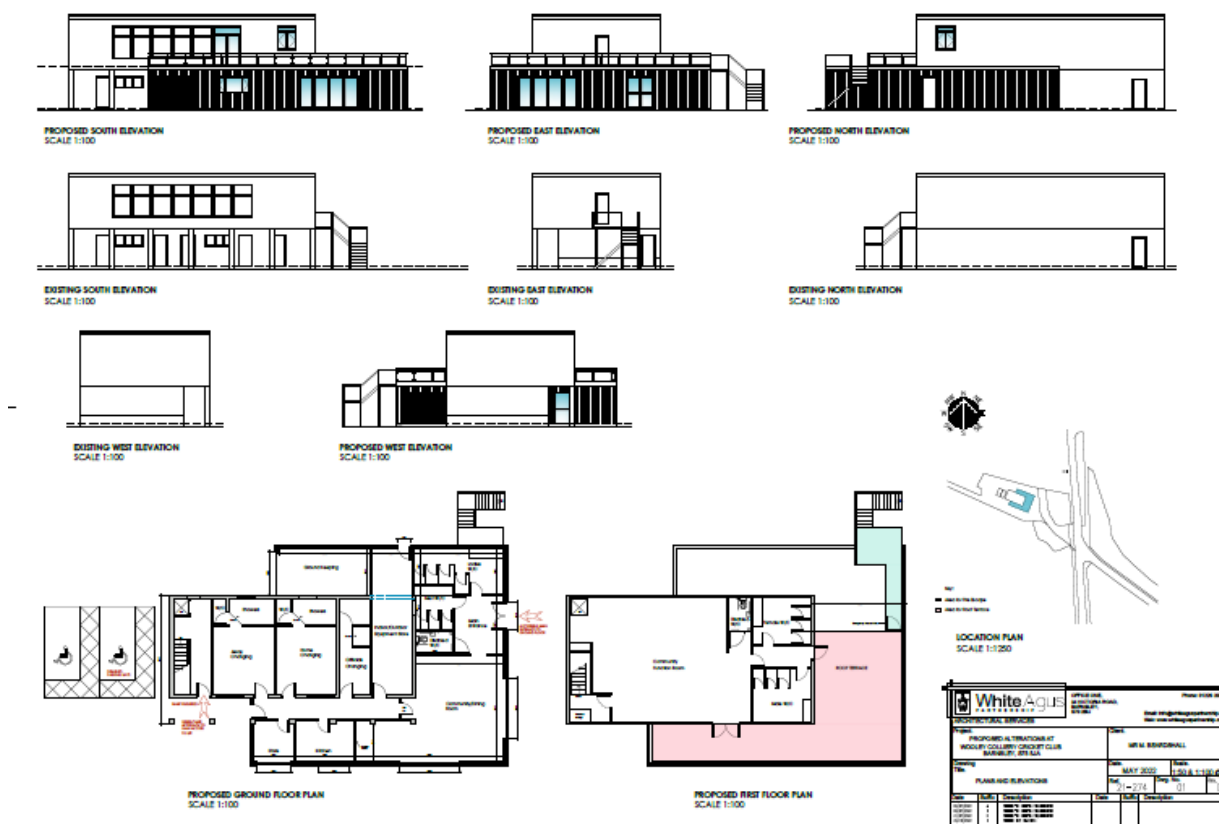




Proposed Development

The proposal involves the erection of a wrap around, single storey extension to the cricket club building. The proposed extension has a floor area of 145sqm and the existing building has a floor area of approx. 272sqm. The extension would provide additional facilities including, a ground keeping store, wc facilities, a community room, kitchen and store. The extension has been designed with matching materials, to be clad in white with a terrace above the single storey extension. The terrace would be accessed via the first floor and would be bounded by a glass balustrade.

The plans have been amended during the course of the application and the terrace area reduced in size to the north. This is to prevent any potential overlooking/disturbance issues to the proposed housing development to the north, which is currently under consideration. A fire escape will be retained to the north to allow safe access.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

In reference to this application, the following policies are relevant:

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

GS1: Green Space - We will work with partners to improve existing green space to meet the standards in our Green Space Strategy. Green Spaces are green open areas which are valuable for amenity, recreation, wildlife or biodiversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.

Proposals that result in the loss of green space, or land that was last used as green space, will not normally be allowed unless: An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or The proposal is for small scale facilities needed to support or improve the proper function of the green space; or An appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

NPPF:

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Supplementary Planning Document

Parking

Consultations

Wakefield MD Council – No comments received

Drainage – No objections details to be checked by Building Control

Highways – No objections

Ward Members – Cllr Hunt 'I support the plans which seem proportionate and necessary to accommodate the future development of the sporting facilities at Woolley Colliery Road'

Pollution Control – This development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, therefore there are no objections or conditions recommended.

Representations

A neighbour letter was sent to The Woolley adjacent and a site notice was posted adjacent to the site. No comments have been received as a result of this consultation.

Assessment

Principle of Development

The site falls within Green Space as allocated within the Barnsley Local Plan. Policy GS1, Green Space is therefore of relevance to this application. The proposal is for small scale facilities needed to support or improve the proper function of the green space.

The proposed extension is considered to be justified in that it would provide improved essential facilities to be used in connection with the existing cricket club. In addition, the proposal would not reduce the area of the playing/cricket field as it would be sited on unused land adjacent to the club house and within the site curtilage. The proposal is considered to be an appropriate facility for spectators/players to support the existing outdoor sports use and is therefore acceptable in principle in compliance with policy GS1, subject to the other material considerations assessed below.

Visual Amenity

In terms of visual amenity, the proposed extensions are single storey with a roof terrace above and has been designed with matching materials, to be clad in white. The terrace would be accessed via the first floor and would be bounded by a glass balustrade. The proposed extension is an acceptable design and would be in keeping with the existing building. The proposed development is therefore considered to be in accordance with Local Plan Policy D1: High Quality Design and Place Making and is acceptable in terms of visual amenity.

Residential Amenity

The proposal would provide improved facilities and a raised terrace area. The extended Cricket Club house and terrace would be set approx 100m away from the nearest residential dwelling known as The Woolley. The Pollution Control Officer has been consulted and has no

objections to the proposal. Due to the considerable distance from existing residential properties, there should not be any significant impact upon residential amenity by way of noise/disturbance or overlooking.

A planning application 2022/0619 has been submitted and is currently under consideration to the north and south of the cricket club site. The application proposes the erection of up to 115 houses with all matters reserved except for access. This application is still under consideration and as it is at outline stage, however indicative site layout plans have been submitted with the outline application which show dwellings sited close to the boundary with the site. In response to concerns raised with regard to any potential conflict between the terrace area and any proposed adjacent dwellings, the plans for the extension to the cricket club have been amended and the terrace area reduced in size to the north. This is to prevent any potential overlooking/disturbance issues to the proposed housing development.

The proposed extension to the cricket club is set within the confines of the sports ground and any adjacent development would need to have adequate separation distances to the existing cricket club, as set within the Design of Housing SPD. Any impact in terms of noise from the cricket club and any proposed residential development would need to be taken into consideration when the residential development application is assessed. There are no objections to the amended proposal put forward and the extension is considered to be acceptable in terms of residential amenity, in accordance with policy POLL1 of the Local Plan.

Highway Safety

The Highways Officer has been consulted and has no objections to the proposal. The cricket club and proposed cricket club extension would require off-street parking provision of 14 spaces as required by the SPD Parking. The site has an informal parking arrangement with no delineated spaces, but cursory measurements indicate that in excess of 20 parking spaces can easily be accommodated within the site.

As such, it is considered that the proposals do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore acceptable from a highways point of view in accordance with policy T4 of the Local Plan.

Recommendation

Grant subject to conditions